

## CYPRESS POINT ROOF DECK COMMITTEE MEETING

Saturday, March 24th, 2012

**PRESENT:** Gordon Farrell, Strata President, Cypress Point  
Dmitry Dudchenko, Owner, Cypress Point  
Roland Moustache, Owner, Cypress Point  
Joanne Parkinson, Owner, Cypress Point  
Oliver St. Quintin, Owner, Cypress Point

**REGRETS:** Tom Hargraves, Owner, Cypress Point  
Don Hryhorka, Owner, Cypress Point

**CALL TO ORDER:** 3:00 PM

Gordon Farrell accepted chair for the purpose of this meeting.

### REVIEW OF TOPICS:

#### a.) Strata NW2050 Bylaws – present limited common property bylaw information.

Reviewed the existing Strata NW2050 Bylaws. The following are references to Limited Common Property within the existing bylaws:

#### **BYLAW 5. DUTIES OF AN OWNER**

5.8 a) An owner shall repair and maintain or cause to be repaired and maintained in a good, clean, and safe condition all appliances, fixtures, and household items in a Strata Lot including but not limited to: dishwashers; washing machines; dryers; ovens; refrigerators, including but not limited to ice and water dispensers; garburators; hot water tanks; toilets, sinks, and bathtubs; plumbing, pipes, and fixtures visibly located within or accessible from a Strata Lot; heating and cooling devices; all household items and other objects placed in the Strata Lot by an owner; and all alterations or additions to a strata lot or to common property to which the owner has exclusive use; notwithstanding the generality of Bylaw 5.6(c), indemnify and save harmless the Strata Corporation from and against any and all manner of actions, causes of action, damages, costs, loss, or expenses of whatever kind (including without limitation legal fees on a solicitor and client basis) which the Strata Corporation may sustain, incur, or be put to by reason of or arising out of: any breach by an owner or an owner's agent, tenant, occupant, or invitee of Bylaw 5.8(a), including without limiting the generality of the foregoing: the freezing or bursting of pipes whether or not such pipes are located within a strata lot, as a result of failure by the owner, or the owner's agent, tenant, or occupant to reasonably maintain or adjust the temperature in a strata lot;

a clogged or blocked drain on a patio, deck, or balcony which is for the exclusive use of an owner; any pet which resides in or visits a strata lot, or which an owner, or an owner's tenant, occupant or invitee permits to be or remain on common property or **limited common property**; any act or omission by an owner or an owner's agent, tenant, occupant, or invitee, including a person under the age of 19; or any loss or damage for which an owner is responsible.

#### **BYLAW 7. POWERS OF CORPORATION**

7.7 The Strata Corporation shall designate an area as **limited common property** and specify the lots that are to have the use of the **limited common property**.

## **BYLAW 17. COMMON EXPENSES**

17.3 Where a strata plan includes **limited common property**, expenses attributable to the **limited common property** which would not have been expended if the area had not been designated as **limited common property** shall be borne by the Owners of the lots entitled to use the **limited common property** in proportion to the unit entitlement of their lots.

## **BYLAW 21. ALTERATIONS TO STRATA LOTS AND COMMON PROPERTY**

21.1 Notwithstanding anything else in these Bylaws, Owners are prohibited from making any alterations to the exterior structure of their Strata Lots, to common property or **limited common property** without the express written permission of Strata Council under this Bylaw.

### **b.) Discussion about the possibility for the creation of a new additional bylaw focused on Rooftop Deck maintenance and replacement responsibilities.**

A bylaw draft for discussion was prepared by Tom Hargraves. The main purpose of the bylaw would be to ensure adequate maintenance of the rooftop decks are carried out. The current Strata NW2050 Bylaws and the standard bylaw within the Strata Property Act does not define, in enough detail, the roles and responsibilities.

Roof Deck Committee members agreed that Tony Gioventu from CHOA should be invited to a future Roof Deck Committee meeting to assist in us in understanding any potential issues and the correct implementation of any bylaw proposed.

### **c.) Discussion of the existing Roof Deck condition and existing materials.**

The committee members in attendance visited Roof decks on Building A and C. Also discussed conditions experienced on other roof decks. All decks appear to have various boards crumbling in many areas. There is no suitable way to clean any collected leaves, debris and dirt from beneath the large deck panels. The deck sections sit atop various pieces of Styrofoam that are used to both protect the roof membrane as well as to level the wood deck surface. Much of this Styrofoam has deteriorated causing deck sections to rock when walked upon. They could currently be a hazard to the roof membrane.

One committee member currently works as a carpenter and pointed out that all the decks are made of pine, which does not have a long life span in outdoor weather conditions. In addition, construction of all the deck boards is fixed using nails. Screws would have been a much better choice to secure the boards. Old 1999 invoices state that only painted lumber was supplied for deck construction.

### **d.) Discussion of Roof Deck replacement materials.**

We looked at a sample of a 24in x 24in recycled flexible rubber mat material (Sample from Strata office). All committee members agreed that this would not be a suitable material due to the fact that the existing roof is a very uneven surface. Committee members with construction experience pointed out that the rubber mat material was meant to be placed on surfaces that were already flat.

A committee member who works in the construction industry had recently worked on a crew that refurbished the roof decks on another building beside the high school on Minoru Blvd. They built a wood deck frame that was supported by proper hard rubber platform material that can be adjusted for leveling the deck surface. The supports are made for this purpose and have a long life. New decks should be screwed together not nailed. Screws stay in place and can be easily removed and replaced in there is need to lift any individual boards for access beneath.

A committee member had already obtained a quotation from a builder for replacement of their wood roof deck. It was mentioned that the builder would probably provide a much better price for doing all the roof decks.

Cedar Creek Decks - <http://cedarcreekdecks.ca/>

Demolition of existing deck:	\$ 875.00
Pressure Treated 2x4 stringers set on foam guards and leveled	\$1950.00
Surfaced with composite Trex decking system	\$5167.50
Fastened with weather resistant screws	
PST	\$ 379.81
Subtotal	\$7992.50
HST	\$ 597.38
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Total	\$8969.69

Quotation states that discounts are available based on larger square footage.

#### **Roof Deck committee meeting summary and path forward:**

All the roof decks have areas that are in very poor and disintegrating condition and they will need to be replaced as soon as possible.

We need to look at getting two different quotations. One quotation would be for cedar and another for a lifetime composite material. There may be a significant difference in weight and cost for these materials. We will need to determine if there would be any concern with using the composite material based on it's weight.

First step would be to request some quotations in order to put together a budget. Second step would be to schedule another meeting with Tony Gioventu of CHOA to discuss a potential new Roof Deck bylaw in preparation to request owner's approval.

It was suggested that we present owners with several different options for the Roof Deck repairs:

- Option for a Special Levy to get the work done all at one time.
- Option to break the work up and replace some of the decks this year and some of the decks next year.
- Present options of two different materials and their associated costs and attributes. One material with a limited lifespan and another that lasts forever.

**MEETING ADJOURNED: 4:45 PM**